This mapplat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

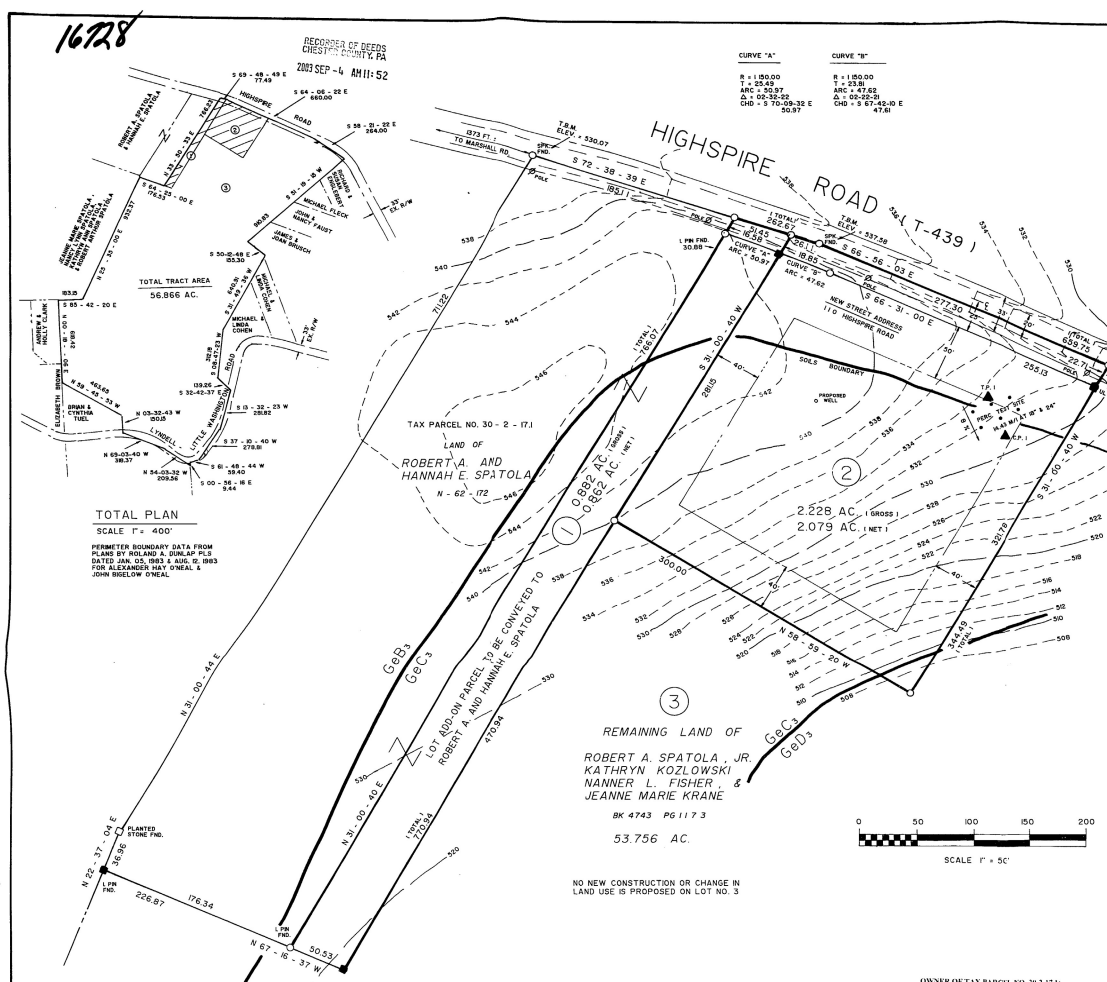
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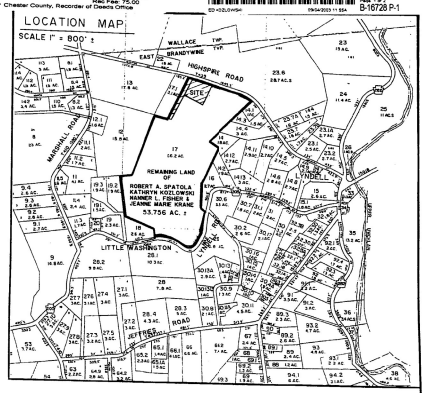
RECORDER OF DEEDS
CHESTER COUNTY, PA
2003 SEP -4 AM 11: 52

This Document Recorded
09/04/2003
11:55AM
Doc Code: SDP Chester County, Recorder of Deeds Office

Doc Id: 10296389
Receipt #: 127773
Rec Fee: 75.00

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B-16728 P-1





EAST BRANDYWINE TOWNSHIP
ZONED R-2 RESIDENTIAL DISTRICT
MINIMUM REQUIREMENT

LOT AREA	-	1.5 ACRE (GROSS) 45,000 SQ. FT. (NET)
LOT WIDTH	-	175 FT. AT BLDG. LINE
FRONT YARD	-	50 FT.
SIDE YARD	-	40 FT.
REAR YARD	-	40 FT.
MAXIMUM IMPERVIOUS SURFACE	-	12%
MAXIMUM HEIGHT	-	35 FT.

FORM B - REQUEST FOR NON-BUILDING WAIVER FOR LOT NO. 3

"As of the date of this plot plan, the subdivision described herein is and shall be dedicated for the express purpose of agricultural use. No portion of Lot No. 3 has been approved by East Brandywine Township, Chester County, or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of East Brandywine Township, Chester County, which are charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits and approvals."

SOIL TYPES

SYMBOL		NAME & DESCRIPTION
GeB3	-	Glenelg Channery Silt Loam, 3 to 8 percent slopes, severely eroded
GeC3	-	Glenelg Channery silt loam, 8 to 15 percent slopes, severly eroded
GeD3	-	Glenelg Channery silt loam, 15 to 25 percent slopes, severly eroded

WAIVERS REQUESTED:

KATHRYN A. KOZLOWSKI, HER BROTHER AND TWO SISTERS ARE JOINT OWNERS OF A 56.866 ACRE TRACT OF VACANT WOODLAND LOCATED BETWEEN HIGHSPIRE ROAD (T-439) AND LYNDELL – LITTLE WASHINGTON ROAD (S.R. 4006). THERE ARE NO EXISTING HOUSES OR OTHER IMPROVEMENTS LOCATED ON THIS TRACT OF LAND. THE PURPOSE OF THIS PLAN IS TO CONVEY LOT ADD-ON PARCEL NO. 1 CONTAINING 0.882 ACRES TO THEIR PARENTS, ROBERT A. AND HANNAH E. SPATOLA, AND LOT NO. 2 CONTAINING 2.228 ACRES TO KATHRYN A. AND EDWARD M. KOZLOWSKI FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. PARCEL NO. 3 IS TO REMAIN IN THE JOINT OWNERSHIP OF KATHRYN A. KOZLOWSKI, HER BROTHER, AND TWO SISTERS AND NO NEW CONSTRUCTION OR CHANGE IN LAND USE IS PLANNED AT THIS TIME. THEREFORE, A WAIVER IS REQUESTED FROM THE FOLLOWING SECTIONS OF THE EAST BRANDYWINE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 501.A.2	DIMENSIONS AND ERROR OF CLOSURE FOR PARCEL NO. 3
SECTION 501.B.2.i	SIGNIFICANT FEATURES WITHIN 300 FEET OF PARCEL NO. 3
SECTION 501.D	CONSERVATION PLAN FOR PARCEL NO. 3
SECTION 502.B.2	NET AREA OF PARCEL NO. 3

AT A MEETING HELD ON _____, 20__, THE EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS APPROVED REQUESTED WAIVERS.

NOTES:

1. TOTAL AREA: 56.866 ACRES ±
2. TOTAL NUMBER OF PARCELS: 3
3. LOT ADD-ON PARCEL NO. 1 CONTAINING 0.882 ACRES TO BE CONVEYED TO ROBERT A. AND HANNAH E. SPATOLA AND COMBINED WITH THEIR ADJOINING LAND. **PARCEL NO. 1 IS NOT TO BE SOLD AS OR CONSIDERED AS A SEPARATELY APPROVED BUILDING LOT.**
4. LOT NO. 2 CONTAINING 2.228 ACRES TO BE CONVEYED TO EDWARD M. AND KATHRYN A. KOZLOWSKI FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL DWELLING.
5. CHESTER COUNTY TAX PARCEL NUMBER: 30-2-17
6. SOURCE OF TITLE: RECORD BK 4743 PG 1173
7. EXISTING USE OF LAND: VACANT WOODLAND
8. PROPOSED USE OF LAND: PARCEL NO. 1 – LOT ADD-ON, LOT NO. 2 – SINGLE FAMILY RESIDENCE, PARCEL NO. 3 – REMAINING VACANT WOODLAND
9. THE PROPOSED HOUSE TO BE CONSTRUCTED ON LOT NO. 2 WILL BE SERVED BY ON-LOT WATER AND SEWAGE FACILITIES.
10. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO WELLS OR SEWAGE SYSTEMS WITHIN 100 FT OF THE PERIMETER OF LOT NO. 2.
11. CONTOURS WERE PHOTOGRAMMETRICALLLY COMPILED FROM AERIAL PHOTOGRAPHY DATED JANUARY 19, 1997 BY L. ROBERT KIMBALL AND ASSOCIATES, EBENSBURG, PA CONTROLLED BY AND SUPPLEMENTED WITH GROUND SURVEYS BY STAPLETON & LEISEY, PROFESSIONAL LAND SURVEYORS. DATUM U.S.G.S.
12. TWO OFF-STREET PARKING SPACES AND A TURN-AROUND AREA WILL BE PROVIDED ON LOT NO. 2.
13. ZONED: R-2 RESIDENTIAL DISTRICT
14. SOIL TYPES HAVE BEEN INTERPOLATED FROM THE CHESTER COUNTY SOILS SURVEY MANUAL SHEET NO. 19
15. THE AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF HIGHSPIRE ROAD (T-439) WILL BE OFFERED FOR CONTINUOUS DEDICATION TO EAST BRANDYWINE TOWNSHIP.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UNDERGROUND UTILITIES BEFORE STARTING ANY EXCAVATION AND/OR CONSTRUCTION.
17. ○ - DENOTES IRON PINS TO BE PLACED AT ALL NEW LOT CORNERS UPON APPROVAL OF THE FINAL PLAN BY THE EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS.
18. ■ - DENOTES CONCRETE MONUMENTS TO BE SET UPON APPROVAL OF THE FINAL PLAN.
19. FOR STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENTATION DETAILS, REFER TO ACCOMPANYING PLAN PREPARED BY JEFFREY T. BURRELL, SR. P.E., 100 VILLAGE SQUARE, HONEY BROOK, PA 19344. PHONE 610-273-7700.
20. THERE ARE NO STEEP SLOPES OF 20 PERCENT OR GREATER IN ANY CONTINUOUS HORIZONTAL INCREMENT OF 50 FEET OR MORE ON LOT NO. 2.
21. THE PROPOSED IMPERVIOUS COVERAGE FOR LOT NO. 2 IS 8 PERCENT.
22. THE OWNER OF LOT NO. 2 IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON LOT NO. 2.
23. THE DOMINANT SPECIES OF TREES ARE TULIP POPLARS RANGING IN SIZE FROM 6 INCHES TO 24 INCHES IN DBH. THE CO-DOMINANT TREES ARE MAPLES RANGING IN SIZE FROM 6 INCHES TO 8 INCHES. THERE ARE NO SPECIMEN TREES LOCATED ON PARCELS NO. 1 AND 2. ONLY THE TREES NECESSARY FOR THE CONSTRUCTION OF IMPROVEMENTS SHALL BE REMOVED; ALL OTHERS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
24. ORANGE CONSTRUCTION FENCING SHALL BE PLACED AROUND THE PROPOSED SEPTIC SYSTEM AREA BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.

FINAL SUBDIVISION PLAN
FOR
KATHRYN A. KOZLOWSKI, ET AL

EAST BRANDYWINE TWP.
CHESTER COUNTY
PENNSYLVANIA

SEPT. 26, 2002 ——— SCALE 1" = 50'.

REVISED: JULY 15, 2003 - PER TWP. ENGINEER REVIEW LETTER DATED MAY 20, 2003

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED WITHIN THE SITE IN THE FUTURE, THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. AS REQUIRED BY ACT 187 UTILITY COMPANIES MUST BE NOTIFIED BEFORE ANY EXCAVATION BEGINS WITHIN THE VICINITY OF UNDERGROUND UTILITIES. PHONE: 1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG

Stapleton & Leisey
Professional Land Surveyors
1320 Airport Road, Suite 1
Coatesville, PA 19320
Phone: 610-857-2948

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JOHN D. STAPLETON, III
LAND SURVEYOR
16586-E

John D. Stapleton III
Original prints signed with red ink

AUG. 25 2003
Prints issued

I hereby declare that, to the best of my knowledge, the survey and plan shown and described hereon is in conformity, with all applicable township ordinances and regulations of The Township Of East Brandywine.

REVIEWED THIS 6th DAY OF August, 2003
EAST BRANDYWINE TWP. PLANNING COMMISSION
Mary Beth Seely for the
Planning Commission

APPROVED THIS 25th DAY OF August, 2003
EAST BRANDYWINE TWP. BOARD OF SUPERVISORS
David Ritter

REVIEWED THIS 6th DAY OF June, 2003
CHESTER COUNTY PLANNING COMMISSION
11345

OWNER OF TAX PARCEL NO. 30-2-17.1:
ROBERT A. SPATOLA
HANNAH E. SPATOLA
144 HIGHSPIRE ROAD (SITE ADDRESS)
P. O. BOX 426
LYNDELL, PA 19354
PHONE: 610 942 3150

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Chester) S. S.

On this 28 day of August 2003 before the undersigned officer, personally appeared Robert & Hannah Spatola, known to me or satisfactorily proven to be the person who, duly sworn according to law, deposes and says that he is the owner and/or equitable owner of the property shown on this plan, and that he acknowledges the same to be his act and plan and desires the same to be recorded as such according to law.

Sworn and subscribed to before me this 28 day of August 2003

Mark D. Oswald
Notary Public
Municipality:
My Commission Expires:

Signature of Owner
County

Notarial Seal
Mark D. Oswald, Notary Public
Kennett Square Boro, Chester County
My Commission Expires Sept. 2, 2006
Member, Pennsylvania Association of Notaries

OWNER/APPLICANT:
ROBERT A. SPATOLA, JR.,
KATHRYN A. KOZLOWSKI,
NANNER L. FISHER, &
JEANNE MARIE KRANE
C/O KATHRYN A. KOZLOWSKI
108 ROBINSON AVENUE
COATESVILLE, PA 19320
PHONE: 610 384-2088

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Chester) S. S.

On this 28 day of August 2003 before the undersigned officer, personally appeared Kathleen A Kozlowski, known to me or satisfactorily proven to be the person who, duly sworn according to law, deposes and says that he is the owner and/or equitable owner of the property shown on this plan, and that he acknowledges the same to be his act and plan and desires the same to be recorded as such according to law.

Sworn and subscribed to before me this 28 day of August 2003

Mark Beck
Notary Public
Municipality:
My Commission Expires:

Signature of Owner
County

Notarial Seal
Mark D. Oswald, Notary Public
Kennett Square Boro, Chester County
My Commission Expires Sept. 2, 2006
Member, Pennsylvania Association of Notaries

2002 - 30
SHEET 1 OF 2

RECORDED AT DEEDS
CHESTER COUNTY PA
2003 SEP -4 AM 11:53

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Page 2 of 2
B-16728 P-1

SEEDING SPECIFICATIONS

TEMPORARY

A. Annual Ryegrass: 100% 2 lb/1000 sq. ft.
March 1 - June 15
August 15 - September 15

B. Winter Rye: 100% 5 lbs/1000 sq. ft.
August 15 - October 15

C. Annual Ryegrass: 25% 6 lbs/1000 sq. ft.
Spring Oats: 75%
March 1 - June 15

PERMANENT

A. Kentucky 31 Tall Fescue: 30% 2 lbs/1000 sq. ft.
March 1 - May 20
July 25 - September 15
Creeping Red Fescue: 50%
Red Top: 12% (3)

B. Kentucky 31 Tall Fescue: 55% 1 lb/1000 sq. ft.
April 1 - June 15
or Reed Canary Grass
or Smooth Brome Grass
and Birdsfoot Trefoil: 45% (1,2,3)

MULCH

Temporary and Permanent - Hay/Straw 3 tons/acre

FERTILIZER

Temporary - 5-5-5 1,000 lbs/acre
Permanent - 10-20-20 1,000 lbs/acre

LIME

Temporary - 1 Ton/acre
Permanent - 2 - 3 Ton/acre

NOTES

1. All areas requiring interim or final stabilization must be addressed immediately upon completion of disturbance. Areas utilizing vegetative stabilization must be seeded/planted and mulched in sufficient time to germinate by October 15 of each year. Seeding will be accomplished through the use of hydro-seeding techniques or conventional seeding and mulching at a rate of 3.0 tons/acre as recommended in the Penn State Agronomy guide.

2. Lime, fertilizer, seed and mulch 20 days prior to the end of each seeding period as indicated above.

3. Disturbed areas on which activites have ceased must be seeded and mulched immediately. During non-germinating periods (October 15 thru March 1) mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within one year may be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finished grade or will not be disturbed within one year must be seeded and mulched with a permanent seed mixture and mulched. Areas mulched during those periods must be limed, fertilized, seeded and mulched immediately upon the ending of those periods.

4. Annual Ryegrass - 70% Pure, 50% Germination (min.). All other varieties listed to be 85% Pure, 80% Germination (min.).

GENERAL NOTES

1. No topsoil shall be removed from the site or used as spoil. Topsoil shall be removed from areas of construction and temporarily seeded and stored separately from other excavated materials upon completion of construction, the topsoil shall be redistributed uniformly on the site.
2. Crushed stone layers shall be placed on the driveway and any areas designated for parking as soon as possible after grading.
3. Establish permanent seeding immediately after grading is completed.
4. All excavations trenching and shoring operations shall comply with the requirements of the U.S. Department of Labor OSHA "Construction Safety and Health regulations, Volume 39 Number 122, Subpart P. Pages 22651-22854 and any amendments thereto.
5. All storm water system and basin facilities shall be installed according to the methods and materials of PaDOT Form 406.

TEMPORARY EROSION AND SEDIMENT CONTROL

1. The Contractor is referred to PennDOT Standard Drawings RC-70 for details of rock barriers, erosion checks, and silt fence.
2. The Contractor shall comply with the following principles:

The smallest practicable area of soil should be exposed at any one time during construction. Soil exposure during construction should be limited to the shortest practicable period of time.

Temporary ditches, dikes, vegetation, and or mulching shall be used to protect critical areas exposed during construction.

Permanent vegetation and erosion control structures should be installed as soon as practicable during construction activities.

Wherever feasible, natural vegetation should be retained and protected, and natural grade alterations kept to a minimum.

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED CONTOURS
- EDGE OF PAVEMENT (EOP)
- SOILS BOUNDARY
- SET BACK LINE
- NEW TREE LINE
- LOD LOD — LIMIT OF DISTURBANCE
- SUPER SILT FABRIC FENCE
- ORANGE CONSTRUCTION FENCE
- W — WELL, EXISTING & PROPOSED
- NORTH AMERICAN GREEN SC150/C OR EQUAL EROSION CONTROL BLANKET

STANDARD EROSION AND SEDIMENTATION CONTROL PLAN NOTES

Only limited up slope disturbance will be permitted to provide access to sedimentation basins for grading and acquiring borrow to construct those controls.

Erosion and sedimentation controls must be constructed, stabilized, and functional before general site disturbance within the tributary areas of those controls.

After final site stabilization has been achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be stabilized.

Silt fencing must be installed parallel to existing contours or constructed level alignments. Ends of fencing must be extended 10 feet, travelling upslope at 45 degrees to the alignment of the main fencing section.

Sediment must be removed where accumulations reach 6" above ground height of silt fencing.

Any silt fencing which has been undermined or topped must be replaced with rock filter outlets immediately.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PERMIT.

Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.

Before initiating any revision to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved E & S control plan, the operator must receive approval of the revisions from the Chester County Conservation District.

Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance must include inspections of all erosion and sedimentation controls after each storm and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately.

- Silt fence to be used during construction to prevent silt and sediment from running off property to abutting owners. Silt fence to be inspected after each rainfall and repaired/replaced as required. Remove deposits when sediment at fence is 6 inches deep.
- All pumping of sediment laden water shall be through a sediment control BMP such as a pumped water filter bag discharging over nondisturbed areas.
- Swales to be stabilized immediately with lining and per seeding specifications
- All access to the site during construction shall be through the stabilized construction entrance. (See details for these erosion and sedimentation controls)

LIMIT OF DISTURBANCE/NPDES PERMIT

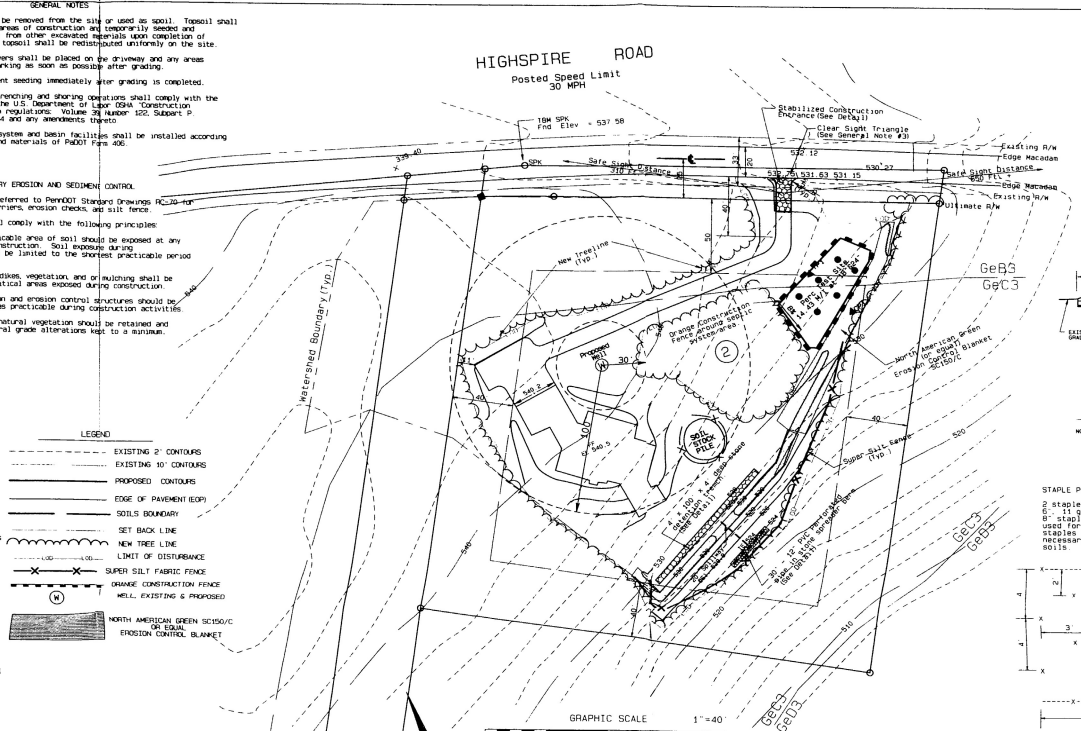
This site disturbs less than 1 acre (@ 89) and, therefore, will not require an NPDES II Permit. Please be advised that all earth moving activities should occur at the site within the limits of disturbance as shown on the plan. Any earth moving activity that occurs outside the shown progressed limits will require an imediate application for an NPDES Permit and will send the site directly to DEP enforcement.

CALL BEFORE YOU DIG !

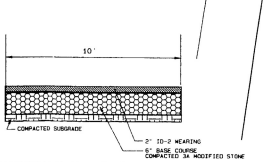
Pennsylvania Act 187 requires 3 working days notice for construction phase and 5 working days in design stage - STOP - CALL Pennsylvania One Call System, Inc

1-800-242-1776

NOTE: Jeffrey T. Burrell, Sr., P.E. & Associates does not guarantee the completeness or accuracy of location and depth of underground utilities or structures shown on this plan. Should any new construction be proposed within the site in the future, the contractor must verify location and depth of all underground utilities and facilities before start of work. As required by Act 187, utility companies must be notified before any excavation begins within the vicinity of underground utilities.



GRAPHIC SCALE 1"=40'
0 40 80 120



DRIVEWAY PAVING DETAIL

CONSTRUCTION SEQUENCE

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated(IN SEQUENCE). Clearing and grubbing shall be limited only to those areas described in each stage. At least 72 hours before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sedimentation control plan preparer, and a representative of the Chester County Conservation District to an on-site pre-construction meeting.

1. Delineate limit of disturbance in field(LOD).
2. Install stabilized construction entrance.
3. Install Super silt fence as shown on the plan.
4. Construct stone detention trench as sediment trap for during construction control per detail and immediately stabilize with mulch and seeding per specifications. Install 'T' and cap ends. Leave trench open to provide sediment storage during construction.
5. Construct permanent diversion berm and immediately stabilize with erosion control blanket and seeding per specifications and detail.
6. Construct permanent collector swale and immediately stabilize with erosion control blanket and seeding per specifications and detail.
7. Excavate, compact and stone driveway, entrance, access and parking areas.
8. Excavate(Fill), compact, install foundations and construct building.
9. Pave site with pavement structure per details for paving perfowship specifications.
10. Stabilize site with seeding and mulching of grass/lawn areas. Install landscaping materials.
11. Site inspection and Site approval by the Conservation District is required prior to construction of the stone detention trench to assure stabilization.
12. Construct stone detention trench, spreader berm w/ 12" perforated pipe, install perforated riser, fabric filter and stone. Regrade/stabilize any areas subsequently disturbed. Install erosion control blanket(if required) or restabilize berm with seed and mulch per specifacations.
13. Remove all silt fence, regrade/stabilize any areas subsequently disturbed.

CONSTRUCTION MAINTENANCE

1. All sedimentation control facilities shall remain in operable condition during construction, and inspected and repaired after each storm.
2. Stockpiles of crushed aggregate and haybales shall be provided for use as emergency or temporary erosion control work.
3. Contractors shall adhere to the "Soil and Erosion Control Manual" of the Pennsylvania Department of Environmental Protection.

EARTHMOVING/EROSION CONTROL NOTES

1. Contractor shall comply with all legal and safety requirements governing the work shown.
2. All stormwater management control measures shall be constructed as soon as earthmoving activities begin.
3. Excavation and stripping of topsoil shall be well staged in order to keep erosion to a minimum.
4. Desilting areas shall be cleaned of all silt and other foreign matter upon reaching a minimum 25% capacity.
5. Sediment control barriers shall be placed as shown on the plan.
6. The general contractor is responsible for providing diversion trenches, erosion checks, piping, berms, etc., or other means of accepted practice, as required on the site, to prevent accelerated runoff and erosion, which may not be indicated but is within the intent of this plan.
7. It is the intent of this plan to meet requirements of soil erosion control
8. Wearing surfaces shall not be installed until final stage of construction at which time seeding and scilding shall have inhibited the erosion of soil.
9. All silt and foreign matter shall be removed from the top of the binder course and properly disposed of before wearing surface is installed.
10. Installation of underground utilities:
   a. excavated trench material shall be placed on the upslope side of the trench.
   b. trenches shall be open for the shortest possible time; trenches shall be promptly backfilled and compacted.
   c. dewatering pump discharge shall be to vegetated areas.

Until the site is stabilized, all erosion and sedimentation BMP's must be maintained properly. Maintenance must include inspections of all erosion and sedimentation BMP's after each runoff event and on a weekly basis. All site inspections will be documented in an inspection log kept for this purpose. The compliance actions and the date, time and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the District upon request.

All preventive and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting, must be performed immediately. If erosion and sedimentation BMP's fail to perform as expected, replacement BMP's or modifications of those installed will be needed.

Where BMP's are found to fail to alleviate erosion and pollution the permittee or co-permittee shall include the following information:

a. The location and severity of the BMP's failure and any pollution events.
b. All steps taken to, reduce, eliminate and prevent the recurrence of the non-compliance.
c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

The stormwater detention/infiltration facilities are permanent and are not to be removed. The individual lot owner(s), his (their) successor(s) or assigns shall be recponsible for the perpetual maintenance of said facilities.

If the property owner(s) his (their) successor(s) or assigns fails in any way to maintain the said facilities, or cause the facility to be altered or removed upon written notification by the Township, the defect(s) shall promptly be corrected at the expense of the property owner(s). Upon the owner's(s') failure to correct the defect within the time specified by the Township, the owner(s), his (their) successor(s) or assigns shall hereby authorize the Township to enter the said property and cause the repairs, maintenance, and or corrections to be made. A lien shall be filed against the property for the cost of all corrections including applicable engineering and/or attorney's fees.

If any sufficient changes are to be made to the erosion and sedimentation plan, the builder or land owner will contact the Chester County Conservation District at 610-696-5126 for the adequacy of these changes.

Should unforeseen erosive conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result increased runoff and/or sediment displacement. Stockpiles of wood chips, haybales, crushed stone and other mulches shall be held in readiness to deal immediately with emergency problems or erosion.

The contractor is advised to become thoroughly familiar with the provisions of Appendix 64, Erosion Control Rules and Regulations, Title 25, Part I, Department of Environmental Resources, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.

Protection to existing trees and shrubs shall be taken by the contractor to eliminate unnecessary damage.

All areas requiring interim or final stabilization must be addressed immediately upon completion of disturbance.

OWNER/APPLICANT

Robert A. Spatola Jr.
Kathryn A. Kozlowski
Nanner L. Fisher &
Joanne Marie Knowe
C/O Kathryn A. Kozlowski
105 Robinson Avenue
Coatesville, PA 19320
610-384-2088

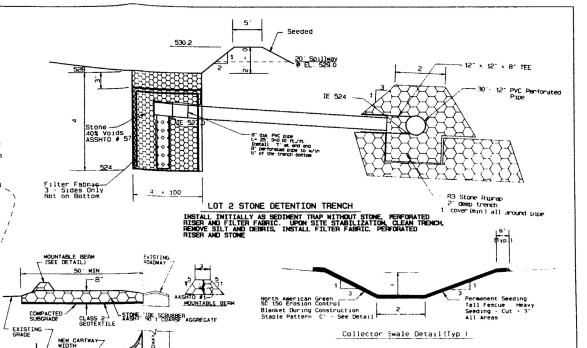
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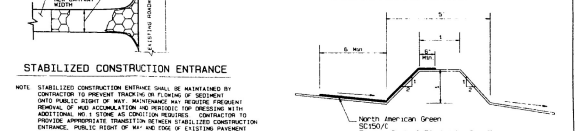
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NO. PE034153-E

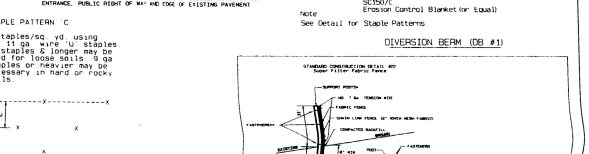
JEFFREY T. BURRELL, SR. P.E.

PA PE-034153-E

Rev.	Date	Description
1	6/5/03	Revised per Twp Engr. ltr. dt. 5/20/03 & CCCD comments
2	7/11/03	Relocated Driveway w/ new grades and safe sight distance
3	8/1/03	Revised per Twp Engr. ltr. dt. 7/29/03

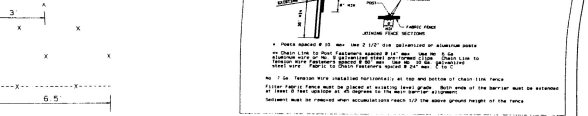






STAPLE PATTERN 'C'

2 staples/sq. yd. using 6" - 11 ga. wire 'U' staples 8" staples & longer may be used for loose soils. 9 ga staples or heavier may be necessary in hard or rocky soils.



GENERAL NOTES

1. See Final Subdivision Plan for Kathryn A Kozlowski, et al by Stapelton & Leisey, P.L.S. dated September 26, 2002, for all information not shown here.
2. Contours from aerial photography & field survey by Stapelton & Leisey, PLS.
3. Clear Sight Triangles at all driveways (12'x100') to have no permanent obstructions and/or plant materials over 2 1/2 high within this area.
4. The operator shall remove from the site, recycle, or dispose of all Building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes at the Site.

This project is in a specially protected High Quality or Exceptional Value watershed. Extreme care should be exercised in all disturbance activities to prevent degradation to the waters of the Commonwealth.

Because this project is in a specially protected High Quality or Exceptional Value watershed, upon completion or temporary cessation of earth disturbance activities, the project site must be immediately stabilized with the appropriate temporary or permanent stabilization.

NOTE
The contractor shall notify the Chester County Conservation District 72 hours prior to the start of construction. A preconstruction meeting may be scheduled at that time.

A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

KATHRYN A. KOZLOWSKI, ET AL SUBDIVISION

GRADING, STORMWATER MANAGEMENT AND EROSION & SEDIMENTATION CONTROL PLAN

Township: East Brandywine
County, State: Chester County, Pa.

JEFFREY T. BURRELL, SR., P.E.
& ASSOCIATES
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100 Village Square
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Scale:	Date:	Drawn By	Sheet:	Plan No.
1" = 40'	3-9-03	JTB SR	2 of 2	474